

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

**RESOLUTION NO. Z-3-04**

*History*

**WHEREAS, EMILY DEVELOPMENT LLC F/K/A: OSCAR & MARIA VILLEGAS** had

applied to Community Zoning Appeals Board 14 for the following:

EU-M to RU-1

**SUBJECT PROPERTY:** The NW ¼ of the SW ¼ of the NE ¼ less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East

**LOCATION:** The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 14 that the requested district boundary change to RU-1 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and said application was denied by Resolution No. CZAB14-27-03, and

**WHEREAS, EMILY DEVELOPMENT LLC F/K/A: OSCAR & MARIA VILLEGAS**

appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners for the following:

EU-M to RU-1

**SUBJECT PROPERTY:** The NW ¼ of the SW ¼ of the NE ¼ less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

**LOCATION:** The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 14 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the grounds and reasons specified in the appeal were insufficient to merit a reversal of the ruling made by Community Zoning Appeals Board 14 in Resolution No CZAB14-27-03 and that the appeal should be approved/denied and the decision of Community Zoning Appeals Board 14 should be sustained, and

WHEREAS, a motion to deny the appeal and sustain the decision of Community Zoning Appeals Board 14 was offered by Commissioner Katy Sorenson, seconded by Commissioner Dennis C. Moss, and upon a poll of the members present the vote was as follows:

|                   |        |                 |        |
|-------------------|--------|-----------------|--------|
| Bruno A. Barreiro | nay    | Dennis C. Moss  | aye    |
| Jose "Pepe" Diaz  | absent | Dorin D. Rolle  | aye    |
| Betty T. Ferguson | absent | Natacha Seijas  | nay    |
| Sally A. Heyman   | aye    | Katy Sorenson   | aye    |
| Joe A. Martinez   | nay    | Rebeca Sosa     | absent |
| Jimmy L. Morales  | aye    | Javier D. Souto | nay    |

Chairperson Barbara M. Carey-Shuler          aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the appeal be and the same is hereby denied without prejudice and the decision of Community Zoning Appeals Board 14 is sustained.

BE IT FURTHER RESOLVED that Resolution No. CZAB14-27-03 shall remain in full force and effect.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 22<sup>nd</sup> day of January, 2002, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 03-11-CC-1

ej

HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By: **KAY SULLIVAN**  
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 4<sup>TH</sup> DAY OF FEBRUARY, 2004.

**RESOLUTION NO. CZAB14-27-03**

*WHEREAS*, EMILY DEVELOPMENT LLC f/k/a OSCAR & MARIA VILLEGAS applied for the following:

EU-M to RU-1

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the NE ¼ less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the application with prejudice was offered by Charlie McGarey, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

|                     |        |                 |        |
|---------------------|--------|-----------------|--------|
| Samuel L. Ballinger | aye    | Curtis Lawrence | absent |
| Mabel G. Dijkstra   | absent | Charlie McGarey | aye    |
| Don Jones           | aye    | Dr. Pat Wade    | aye    |
| Wilbur B. Bell      | aye    |                 |        |

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to RU-1 be and the same is hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 28<sup>th</sup> day of October 2003.

Hearing No. 03-7-CZ14-2  
ej

RESOLUTION NO. Z-124-76

The following resolution was offered by Commissioner

Harry P. Cain, seconded by Commissioner

Clara Gesterle, and upon poll of members present,

the vote was as follows:

|                     |     |                       |        |
|---------------------|-----|-----------------------|--------|
| Neal Adams          | aye | James F. Redford, Jr. | absent |
| Harry P. Cain       | aye | Sandy Rubinstein      | aye    |
| Sidney Levin        | aye | Harvey Ruvin          | aye    |
| Clara Gesterle      | aye | Stephen P. Clark      | aye    |
| Beverly B. Phillips | aye |                       |        |

WHEREAS, Oscar Villegas and Maria Nubia Villegas had applied for the following:

A district boundary change from AU (Agricultural) to RU-M (Estate Use Modified);

SUBJECT PROPERTY: The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Twp. 57 South, Range 38 East, less the West 35' thereof and the North 25' thereof;

LOCATION: The SE corner of SW 316th Street and SW 192nd Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, but with a minimum building requirement of 1250 sq. ft.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change be and the same is hereby approved with a minimum building requirement of 1250 sq. ft., and said property is hereby zoned accordingly.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

Passed and Adopted this 13th day of April, 1976.

Heard 4/13/76  
No. 75-4-CC-9  
VP  
4/29/76

DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

RICHARD E. BRINKER, CLERK

By FORWARD J. BRINKER  
Deputy Clerk